

LOT 36 1990 BUCC SW/MH
IN OR 2124/802
CASE #02-12232-FM

LEON JEANNIE/PIJANKA RANDALL MILES
56537 NASSAU OAKS DR
CALLAHAN, FL 32011

2024

48-3N-25-4195-0036-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

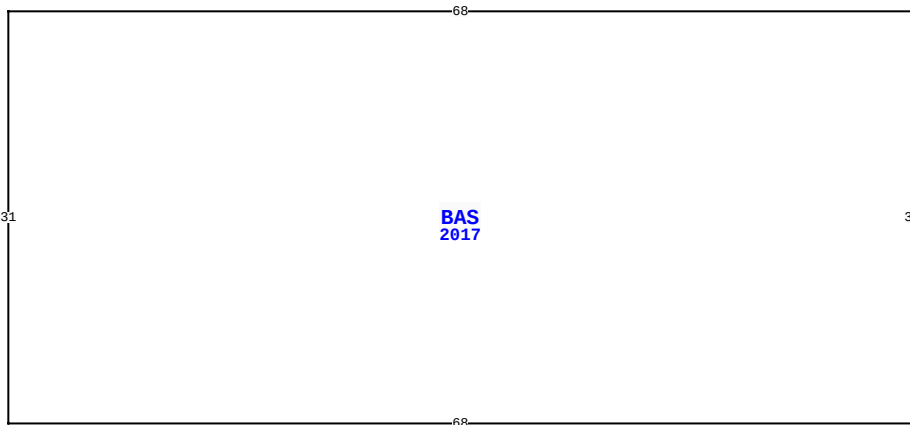
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2,108	179,551
TOTALS	2,108		2,108	179,551

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	16	12	192.00	SF	21.30	21.30	100	2001
2	0751	UOP	0 100	8	8	64.00	SF	10.00	10.00	100	2016

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,108	109.2000	87.36	184,155	2017	2017	0	0	0	2.50	97.50
1 SFR MODULR - 100% - 2023					Heated Area: 2108			HX Base Yr 2023				



NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					179,551				
TOTAL MARKET OB/XF VALUE					1,336				
TOTAL LAND VALUE - MARKET					45,000				
TOTAL MARKET VALUE					225,887				
SOH/AGL Deduction					27,108				
ASSESSED VALUE					198,779				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					148,779				
TOTAL JUST VALUE					225,887				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					192,989				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004976	CO ISSUED	0	10/02/2017
17004976	MH MOVE-ON	0	08/01/2017
E10592	NEW CONSTR	0	12/01/2002
MH4007	MH MOVE-ON	0	12/01/2002
P6270	NEW CONSTR	0	12/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2124/0802	5/10/2017	WD	Q	I	01	21,700	
GRANTOR: BRIZZLE SHERRY WRIGHT							
GRANTEE: LEON JEANNIE & RAND							
1107/0071	1/13/2003	WD	U	I	11	34,000	
GRANTOR: WEBB EULER L							
GRANTEE: BIZZLE SHERRY W							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2017] W68 S31 E68 N31 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.00